



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

OCTOBER 30, 2019

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:30 p.m. by Vice Chair Hausz.

ATTENDANCE

Commissioners present: Grumbine (at 2:39 p.m.), Hausz (until 3:52 p.m.), Lenvik, Mahan, Nemec, Ooley, and Veyna

Commissioners absent: Drury and Edmunds

Staff present: Ostrenger, Hernandez (until 3:52 p.m.), Plummer, and Reidel

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Sheila Lodge

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **October 16, 2019**, as amended.

Action: Ooley/Mahan, 6/0/0. (Grumbine, Edmunds, and Drury absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **October 30, 2019**, as reviewed by Commissioner Mahan.

Action: Ooley/Veyna, 6/0/0. (Grumbine, Edmunds, and Drury absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Plummer announced the following:

- a. Commissioners Drury and Edmunds are absent from today's meeting and Chair Grumbine will be late.
- b. Staff is tentatively scheduling two site visits, one on Tuesday, November 12, 2019 at 7:30 p.m. to view string lights that were installed on the 500 block of State Street for the Common Table pop-up. The intent of this site visit is to provide context for the upcoming conceptual review of the application to consider string lights at the 500 block of State Street. The second site visit will be on Wednesday, November 13, 2019 at 10:00 a.m. to evaluate the historic integrity of 1225 North Salsipuedes Street.
- c. Staff received correspondence from three Commissioners announcing that they will be absent for the meeting on November 27, 2019 which leaves the Commission with a quorum, however if any other Commissioner will be absent or will leave early, they should let staff know ahead of time so that the agenda can be scheduled or cancelled accordingly.

2. Ms. Hernandez announced the following:

- a. Revisions to the Mills Act Program will go before the Finance Committee on November 12, 2019.
- b. The City of Santa Barbara is now a Certified Local Government of the Federal Preservation Program.

3. Commissioner Hausz announced that he will step down on Item 6, 135 East Ortega Street, and will not return for Item 7, 517 Chapala Street.

E. Subcommittee Reports:

Commissioner Mahan reported on the Awards Committee.

(1:50PM) MISCELLANEOUS ACTION ITEM

1. 740 STATE ST

Assessor's Parcel Number: 037-092-001

Application Number: PLN2019-00234

Owner: Mohammad Mahoob/GITY

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Spanish Colonial Revival style commercial building designed by Lionel H. Pries in 1925 located at 740 State Street.)

Actual time: 1:49 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 1:56 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution 2019-139 to designate as a Structure of Merit the Spanish Colonial Revival style building, reconstructed in 1925, located at 740 State Street.

Action: Ooley/Mahan, 6/0/0. (Grumbine, Edmunds, and Drury absent.) Motion carried.

(1:55PM) MISCELLANEOUS ACTION ITEM

2. 2135 STATE ST

Assessor's Parcel Number: 025-241-007

Application Number: PLN2019-00234

Owner: Erick Couch

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Spanish Colonial Revival style building constructed in 1925 located at 2135 State Street.)

Actual time: 1:58 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 2:02 p.m.

The following individuals spoke:

1. Rick Closson
2. Erick Couch
3. Anna Marie Gott

Public comment closed at 2:06 p.m.

Motion: Adopt Resolution 2019-119 to designate as a Structure of Merit the Spanish Colonial Revival style house, constructed in 1925, located at 2135 State Street.

Action: Mahan/Veyna, 6/0/0. (Grumbine, Edmunds, and Drury absent.) Motion carried.

(2:00PM) DISCUSSION ITEM**3. AVERAGE UNIT SIZE DENSITY INCENTIVE PROGRAM AMENDMENTS: FLOOR TO LOT AREA RATIO CONCEPT AND PLANNING COMMISSION REVIEW AUTHORITY**

Application Number: PLN2019-00245

Staff: Jessica Metzger, Project Planner

(The Historic Landmarks Commission is requested to provide feedback on the concept of limiting building size by lot area and requiring additional land use approval from the Planning Commission on multiple unit residential and mixed use projects. Historic Landmarks Commission comments will be relayed to the Planning Commission and City Council at the joint hearing on November 14th, which will focus on amending the Average Unit Size Density Incentive Program.)

Actual time: 2:10 p.m.

Present: Jessica Metzger, Project Planner, City of Santa Barbara; Daniel Gullett, Principal Planner, City of Santa Barbara; and Renee Brooke, City Planner, City of Santa Barbara

Public comment opened at 2:26 p.m.

The following individuals spoke:

1. Anna Marie Gott (Christine Neuhauser ceded time to Ms. Gott)
2. Betsy Cramer, Citizens Planning Association
3. Sheila Lodge
4. Mary Louise Days
5. Anne Petersen, Santa Barbara Trust for Historic Preservation
6. Pat Saley
7. Rick Closson (Cathy Closson ceded time to Mr. Closson)

Written correspondence from Anna Marie Gott, Sally Sphar, and Marrell Brooks was acknowledged.

Public comment closed at 2:45 p.m.

Discussion held.**Commission comments:**

The Commission is generally in favor of agendaizing another discussion after receiving copies of the complete staff report from the October 10, 2019, Planning Commission meeting. The Commission is generally not in favor of joint meetings between the Planning Commission and the Commission to go over future AUD Program projects but is in favor of Planning Commission having the first meeting to review land use decisions and make recommendations before projects come for design review.

1. Commissioner Ooley would like this discussion to be continued to the next meeting and would like to receive a copy of the staff report.
2. Commissioner Mahan believes that the protection of historic resources should be a prominent element in the goals of the AUD Program amendments. He suggested that the chair and vice chair review applications before they come to the Commission. He is supportive of Planning Commission

involvement in the decision-making process and believes they are needed to make land use decisions. He supports FARs and believes that they would be helpful in deliberations. He also expressed concern that if the Planning Commission reviews projects before the design review boards, they will be looking at a project which may change significantly after design review.

3. Commissioner Grumbine hopes that key protections of historic resources will continue. He believes a range of lifestyles can be accommodated by the traditional architecture of the city. He also believes that projects usually shrink under Historic Landmarks Commission review so land use decisions may not be affected.
4. Commissioner Hausz suggested a joint meeting between design review boards and the Planning Commission. He also suggested that Planning Commission have the first meeting in the review process.
5. Commissioner Lenvik does not support a joint meeting with the Planning Commission because he believes the boards will get involved in one another's purviews. He expressed concern that smaller units will not accommodate all lifestyles, particularly families.

*** THE COMMISSION RECESSED FROM 3:08 TO 3:16 P.M. ***

(2:45PM) HISTORIC STRUCTURES REPORT

4. 1514 & 1520 GARDEN ST

Assessor's Parcel Number: 027-251-020 & -021
Zone: R-M
Application Number: PLN2019-00515
Owner: Edward St. George
Applicant: Trish Allen, SEPPS

(Review of a Phase I Historic Structures/Sites Report for 1514 Garden Street and 1520 Garden Street evaluating the historic significance of the sites.)

Requesting acceptance of a Phase I Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded that the multi-unit residential dwelling at 1514 Garden Street and the house at 1520 Garden Street are eligible for listing as the Structure of Merit level and for listing in the California Register of Historical Resources and the National Register of Historic Resources. Therefore, the former house at 1514 Garden Street and the house at 1520 Garden Street are considered significant historic resources for the purposes of environmental review.

Actual time: 3:16 p.m.

Present: Tim Hazeltine, Post/Hazeltine Associates; and Pamela Post, Post/Hazeltine Associates

Staff comments: Ms. Hernandez stated that the integrity of 1514 Garden Street is currently compromised because of the existing porch which was added in the 1930s and the period of significance should be clearly identified for future reference.

Public comment opened at 3:27 p.m.

The following individual spoke:

1. Mary Louise Days

Public comment closed at 3:31 p.m.

Motion: Accept the report with the following revisions:

1. On page 15, change the name Thomas Donahue to James Donahue.
2. One page 16, change 1923 to 1925.
3. Correct spelling of Donahue.
4. On page 38, change 1980 to 2000.

Action: Hausz/Ooley, 7/0/0. (Edmunds and Drury absent.) Motion carried.

(3:05PM) HISTORIC STRUCTURES REPORT

5. 1000 STEPS (CAMINO AL MAR)

Assessor's Parcel Number: 045-185-0RW

Zone: E-3/SD-3

Application Number: PLN2018-00297

Owner: City of Santa Barbara Parks & Recreation

Applicant: George Thomson

(Camino al Mar (1000 Steps) is eligible for designation as a Structure of Merit. Proposal to replace the lower portion of the public beach access stairs located at the end of Santa Cruz Boulevard. The project includes adding nine additional steps to allow for safe access to the beach, replacement of the existing guard-rail at the mid-level landing, addition of handrails from beach to street elevation, and a new trench drain to collect nuisance water and reduce algae growth on the steps. The concrete columns at the base of the steps (circa 1975) are proposed to be replaced with a design that replicates the original 1923 design.)

Requesting acceptance of a Phase II Historic Structures/Sites Report, prepared by Post/Hazeltine Associates. The report concluded that the reviewed project to rehabilitate Camino Al Mar meets the Secretary of the Interior's Standards for Rehabilitation. Therefore, the project impacts would be Less than Significant (Class III).

Actual time: 3:40 p.m.

Present: Tim Hazeltine, Post/Hazeltine Associates; Pamela Post, Post/Hazeltine Associates; and George Thomson, Parks Capital Projects Supervisor, City of Santa Barbara

Staff comments: Ms. Plummer stated that the project had two concept reviews that came before the Historic Landmarks Commission and is in the process of going before the Planning Commission for consideration of a Coastal Development Permit. Acceptance of the Phase II Historic Structures/Sites Report is necessary before Planning Commission review.

Public comment opened at 3:48 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Ooley/Mahan, 7/0/0. (Edmunds and Drury absent.) Motion carried.

(3:35PM) PROJECT DESIGN APPROVAL**6. 135 E ORTEGA ST**

Assessor's Parcel Number: 031-081-021
Zone: C-G
Application Number: PLN2019-00114
Owner: Refugio Properties, LLC
Applicant: Gowdy Mission, LMA Architects

(This site is located in El Pueblo Viejo Landmark District and adjacent to a designated City Landmark: "Historic" Adobe and Covarrubias Adobe, and a building on the City's List of Potential Historic Resources: Gameton House. The project site is currently developed with commercial office space and a manufacturing/storage building. Proposal to construct a 1,117 square foot ground level office addition at the rear dock under an existing roof canopy, and permit an existing 233 square foot rear utility enclosure. Site improvements include reconfiguration of the existing parking lot paving, including new Americans with Disabilities Act (ADA) path of travel walkways, and associated parking lot landscaping. Consideration of a Waiver for Screening is requested to allow the waste and recycling receptacle storage to be partially screened. Development Plan Approval findings are required for the construction of new nonresidential floor area.)

Project Design Approval is requested. Project requires consistency with the Project Compatibility Analysis, Development Plan Approval findings for the construction of new nonresidential floor area, and a waiver for screening to allow the waste and recycling storage to be partially screened. This project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan). Project was last reviewed on October 2, 2019.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Hausz recused himself from hearing this item as he has a professional relationship with the architectural firm working on the project.

Actual time: 3:52 p.m.

Present: Gowdy Mission, Applicant, LMA Architects; and Robert Adams, Landscape Architect

Staff comments: Ms. Plummer stated that if the Commission grants Project Design Approval, they will need to state why the project meets the Project Compatibility Criteria and make Development Plan Approval findings for the non-residential additions. The project also requires a waiver for screening a trash enclosure and an exemption from further environmental review under CEQA Guidelines Section 15183.

Public comment opened at 4:03 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent with the following findings:

1. The Commission makes the following Development Plan Approval findings (per SBMC 30.230.060):
 - a. The proposed development complies with all provisions of this Title.
 - b. The proposed development is consistent with the principles of sound community planning.
 - c. The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk, or scale of the development will be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in Sections 22.22.145 or 22.68.045 of this Code.
 - d. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013) as expressed in the allocation allowances specified in SBMC Section 28.85.050. (Ord. 5609, 2013.)
2. The Commission finds a waiver for the trash enclosure screening placement is warranted due to existing site constraints.
3. The Commission finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.
4. The Commission finds that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B.) as follows:
 - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.

Action: Mahan/Ooley, 6/0/0. (Hausz, Drury, and Edmunds absent.) Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 4:13 TO 4:23 P.M. ***

(4:20PM) FINAL APPROVAL**7. 517 CHAPALA ST**

Assessor's Parcel Number: 053-300-038
Zone: C-R/USS
Application Number: PLN2017-00151
Owner: Ed St George
Applicant: Shelby Messner, ON Design

(Project site is adjacent to a designated Structure of Merit: Dancaaster Residence, constructed in 1887 in the Italianate style. The project consists of the demolition of an existing automobile dealership with 1,300 square feet of office space, merger of two lots (APNs 037-163-007 & 037-163-008) for a combined lot area of 11,500 square feet, and construction of a new three-story, 17,052 square foot (net) building containing 16 hotel rooms, a caretaker unit, and 519 square feet (net) of commercial space. The first level would include the hotel lobby, commercial space, 17 vehicle parking spaces, and three bicycle parking spaces. The second level would include nine hotel rooms and a courtyard area. The third level would include seven hotel rooms and a 905 square foot (net) caretaker unit. A 262 square foot roof deck would be provided for the caretaker unit.)

Final Approval is requested. Project was last reviewed and granted Project Design Approval on August 21, 2019.

Actual time: 4:23 p.m.

Present: Shelby Messner, Project Planner, ON Design; and Philip Suding, Landscape Architect, Suding Design

Staff comments: Ms. Plummer stated that if the Commission grants Final Approval, they should list any necessary corrections as objective conditions that staff can review through the building permit process to make sure that they are compliant with approval. If the Commission does not grant Final Approval, they should indicate if the project is continued to Full Commission or to Consent.

Public comment opened at 4:33 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. Show the roof slopes on the elevations.
2. Show the height of the second and third story plates.
3. Show the maximum height of the roofs.
4. Resolve the size discrepancy of the decorative tile at the balcony and provide a sample.
5. Provide a paver sample.
6. Show all exterior mechanical penetrations, including whether the garage will need mechanical venting or if the current openings will be enough.
7. On page A5.1 Section H, dash in the mechanical equipment and screening over the elevation to show where the mechanical equipment floors and walls come to.

Action: Mahan/Ooley, 6/0/0. (Hausz, Drury, and Edmunds absent.) Motion carried.

*** MEETING ADJOURNED AT 5:06 P.M. ***